



AGENDA

Municipal Planning Commission

Tuesday, April 15, 2025 - 1:30 PM - MD Council Chambers

Page

CALL TO ORDER

ADOPTION OF AGENDA

- 2.1 April 15, 2025 Municipal Planning Commission Agenda

Proposed Motion: Move to adopt the April 15, 2025 Municipal Planning Commission Agenda as presented.

ADOPTION OF MINUTES

- 3.1 March 24, 2025 Municipal Planning Commission Meeting Minutes 3 - 7

Proposed Motion: Move to adopt the March 24, 2025 Municipal Planning Commission Meeting Minutes as presented.

[2025.03.24 MPC minutes](#)

DEVELOPMENT PERMIT APPLICATIONS

- 4.1 **25-D-015 - Kasowski** 8 - 24
Discretionary Use - Recreation Vehicle – Park Model with covered deck.

*Proposed Motion: That the Municipal Planning Commission APPROVE Development Permit Application 25-D-015 for **Recreation Vehicle – Park Model with covered deck** with the conditions as per the attached report.*

[1. MPC report 25-D-015](#)

[2A. Application Redacted](#)

[2B. Site plan](#)

[3. 25-D-015-Imagery-Subset](#)

[4. Location map 25-D-015](#)

[5. Fawcett Lake Clearance Letter- orig](#)

CLOSED SESSION

As per section 197 (2.1) of the Municipal Government Act.

ROUND TABLE

NEXT MEETING

- 7.1 Next Municipal Planning Commission Meeting on May 20, 2025 at 1:30 p.m.

ADJOURNMENT

MINUTES

**Municipal Planning Commission Meeting
March 24, 2025, 1:30 p.m.
MD Council Chambers**

MEMBERS PRESENT

Lana McCann	Commission Member (Chair)
Norm Seatter	Commission Member (Vice Chair)
Brad Pearson	Commission Member
Darren Fulmore	Commission Member
Brent Mackay	Commission Member
James Weinrich	Commission Member
Carol Stockman	Commission Member

MEMBERS ABSENT

IN ATTENDANCE

Ann Åsfrid Holden	Development Authority, MDLSR
Liz Krumes	Recording Secretary, MDLSR
Mark Short	Applicant
Tyler Warman	Applicant

CALL TO ORDER

Chair L. McCann called the meeting to order at 1:25 p.m.

INTRODUCTIONS

ADOPTION OF AGENDA

MOTION: MPC 011-25
Moved by B. Pearson to adopt the March 24, 2025, Municipal Planning Commission Agenda as presented.

CARRIED

ADOPTION OF MINUTES

MOTION: MPC 012-25
Moved by N. Seatter to adopt the January 21, 2025, Municipal Planning Commission Minutes as amended, to add permit number 24-D-063 to motion 009-25.

CARRIED

DEVELOPMENT APPLICATIONS

25-D-009

Applicant:	Mark and Susan Short
Development File #:	25-D-009 Discretionary Use – Two Sea Cans (8' X 20') (Temporary 1 Year)
Legal Land:	Plan 1523988; 1; 2 (NW-7-73-5-W5)
Zoning:	Residential Un-Serviced (RUS)

MOTION: MPC 013-25

Moved by D. Fulmore that the Municipal Planning Commission APPROVE Development Permit 25-D-009 for Two Sea Cans (8' X 20') (Temporary 1 Year) – Front Yard Variance with the conditions as amended. Adding front yard variance, remove #7 condition, add ventilation is required if storing flammables.

1. Must meet minimum setback of:
 - Front Yard - 7.5 meters (24.6 feet) from property line
 - Side Yard – 1.2 meters (3.9 feet) from property line
 - Rear Yard – 0.9 meters (3 feet) from property line

NOTE: A minimum setback of 30 m (100 ft) shall be provided for all buildings from the top of bank of any watercourse, from the top of the ravine or other topographical feature in which a watercourse is located, or from any water body.
2. Accessory building height shall not exceed 8 meters (26.3 feet).
3. No portion of any building shall project onto, over or into a minimum required yard.

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4. The developer is responsible for ensuring that all relevant onsite utilities (water, sewer, telephone, gas, power, etc.) are secure before commencing excavation and construction.
5. The developer must ensure that proper permits are obtained for hauling oversize weight loads on any Municipal Roadway in conjunction with this project. Please contact Road Data at <https://www.roadata.com> for a road weight control special permit.
6. Sea cans shall be used as an accessory structure for storage purposes only, unless the sea can has been transformed to meet the Alberta Building Code and any applicable Safety Code standard. In the event flammables are stored in the sea cans, ventilation will be required.
7. Sea cans shall be painted and/or sided to complement the principal building on site, to the satisfaction of the Development Authority.
8. Where a sea can is visible from a public road and/or neighbouring properties, landscaping, screening and/or fencing shall be required to the satisfaction of the Development Authority.
9. The developer shall keep site clean and orderly
10. No other buildings or use are allowed on this lot without municipal authorization.
11. This permit does not excuse any violation of any regulation or act which may affect the proposed project.
12. The developer is encouraged to FireSmart buildings and properties to guard against wildfires. For more information, go to <https://livefiresmart.ca/> OR <https://firesmartcanada.ca/>.
13. The development shall not commence until 21 days after the Date of Decision.
14. The Development Permit is valid for a 12-month period starting from the Date of Decision.
15. If the Development Permit has been appealed to the Intermunicipal Subdivision and Development Appeal Board or the Lands and Property Rights Tribunal, the Development Permit will be valid for a 12- month period starting from the date of decision by the board hearing the appeal and in accordance with all conditions placed on it by the board.
16. If the Development Permit has been appealed to the Intermunicipal Subdivision and Development Appeal Board or the Lands and Property Tribunal, the development shall not commence until after the board of appeal has rendered a decision.
17. The development will be carried out in accordance with the approved application, approved plans and all the conditions contained in this Development Permit Notice of Decision.
18. The developer must obtain any and all necessary permits and approvals from any and all other regulatory bodies which may have jurisdiction over this proposal.
19. Any appeal of this decision lies to the Intermunicipal Subdivision and Development Appeal Board pursuant to section 685(2.1) of the Act.

CARRIED

25-D-012

Applicant:	1817875 Alberta Ltd.
Development File #:	25-D-012 Discretionary Use - 14 Sea Cans (8' X 40') Storage Units
Legal Land:	Plan 9021695; C; 3B (SW-7-73-5-5)
Zoning:	Light Industrial (LI)

MOTION: MPC 014-25

Moved by B. Pearson that the Municipal Planning Commission APPROVE Development Permit 25-D-012 for 14 Sea Cans (8' X 40') Storage Units with the conditions as amended:

1. Must meet minimum setback of:
Front Yard - 3 meters (9.8 feet) from property line
Side Yard - 0 meters (0 feet) from property line
Rear Yard - 0 meters (0 feet) from property line

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NOTE: A minimum setback of 30 m (100 ft) shall be provided for all buildings from the top of bank of any watercourse, from the top of the ravine or other topographical feature in which a watercourse is located, or from any water body.

2. No portion of any building shall project onto, over or into a minimum required yard.

3. The developer is responsible for ensuring that all relevant onsite utilities (water, sewer, telephone, gas, power, etc.) are secure before commencing excavation and construction.

4. Prior to the commencement of construction, the Municipal District of Lesser Slave River No. 124 and the Province of Alberta require that all developers obtain Building Permits, Plumbing Permits, Gas Permits, Electrical Permits, and Private Sewage and Disposal System Permits prior to the construction or location of a building. The developer shall contact certified building inspectors to obtain all relevant permits and upon issuance, shall provide a copy to the Municipal District immediately.

5. Sea cans shall be used as an accessory structure for storage purposes only, unless the sea can has been transformed to meet the Alberta Building Code and any applicable Safety Code standard.

6. Sea cans shall not be located in the regulated setback areas in any district.

7. Sea cans shall not be stacked.

8. Where a sea can is visible from a public road and/or neighbouring properties, coordinated esthetics shall be required to the satisfaction of the Development Authority.

9. The developer shall be made aware that the proposed development lies within a 1 in 100 year floodplain. Due to the potential for flood activity in the area, the Municipal District of Lesser Slave River No. 124 Development Authority requires that the developer implement preventative measures and enter into a written agreement that can be caveated or otherwise registered against the titles of the affected lands, that:

a. the developer and/or any subsequent landowners shall be responsible for any damage or loss caused by flooding, erosion or subsidence;

b. the developer and/or any subsequent landowners shall indemnify the Municipal District of Lesser Slave River No. 124, and related parties, against any loss, damage or costs, etc.; and

c. development on the lands shall be restricted so as to comply with the preventative measures referred to in subsection 6.1.3 of the Land Use Bylaw 2021-17 and in any further or other manner that the Development Authority deems appropriate.

10. Any exterior lighting shall be directed so that the area illuminated is contained entirely within the site.

11. The developer must ensure that proper permits are obtained for hauling oversize weight loads on any Municipal Roadway in conjunction with this project. Please contact Road Data at <https://www.roadata.com> for a road weight control special permit.

12. No parking on municipal roads is permitted in the MD unless explicit consent has been provided by the MD. When accessing the need for on-site parking, applicants shall assume that no parking is permitted on municipal roads.

13. The applicant shall ensure that dust and noise control measures are undertaken to prevent such items from becoming an annoyance to neighboring landowners.

14. The developer shall keep site clean and orderly.

15. No other buildings or use are allowed on this lot without municipal authorization.

16. This permit does not excuse any violation of any regulation or act which may affect the proposed project.

17. The developer is encouraged to FireSmart buildings and properties to guard against wildfires. For more information, go to <https://livefiresmart.ca/> OR <https://firesmartcanada.ca/>.

18. The development shall not commence until 21 days after the Date of Decision.

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- 19. The Development Permit is valid for a 12-month period starting from the Date of Decision.
- 20. If the Development Permit has been appealed to the Intermunicipal Subdivision and Development Appeal Board or the Lands and Property Rights Tribunal, the Development Permit will be valid for a 12-month period starting from the date of decision by the board hearing the appeal and in accordance with all conditions placed on it by the board.
- 21. If the Development Permit has been appealed to the Intermunicipal Subdivision and Development Appeal Board or the Lands and Property Tribunal, the development shall not commence until after the board of appeal has rendered a decision.
- 22. The development will be carried out in accordance with the approved application, approved plans and all the conditions contained in this Development Permit Notice of Decision.
- 23. The developer must obtain any and all necessary permits and approvals from any and all other regulatory bodies which may have jurisdiction over this proposal.
PLEASE NOTE: The Town of Slave Lake may have additional conditions for this development permit.
- 24. Any appeal of this decision lies to the Intermunicipal Subdivision and Development Appeal Board pursuant to section 685(2.1) of the Act.

CARRIED

Tyler Warman left at 2:20pm
Mark Short left at 2:24pm
Carol Stockman left at 2:46pm
Carol Stockman returned at 2:49pm

22-D-014

Applicant:	Dena and Darcy Short
Development File #:	25-D-014 Amendment to Building Plans
Legal Land:	Plan 1523988; 4; 4 (NW-7-73-5-W5)
Zoning:	Residential Un-Serviced (RUS)

MOTION: MPC 015-25

Moved by B. Mackay That the Municipal Planning Commission AMEND Development Permit Application for Dwelling, Single Detached and Accessory Building, with Garage Suite.

CARRIED

**SUBDIVISION
APPLICATIONS
24-S-007**

Applicant:	Don Wilson Surveys Ltd
Owner:	Scott and Sheila Kerik
Subdivision File #:	24-S-07
Legal land:	(SE-1-66-27-W4M)
Rural address:	N/A

MOTION: MPC 016-25

Moved by B. Mackay That the Municipal Planning Commission APPROVE Subdivision Application 24-S-07, first parcel out, with the following conditions:

- 1. That prior to the endorsement the registered owner and/or developer enter and comply with the terms and conditions of a development agreement with the Municipal District of Lesser Slave River pursuant to Section 655 of the Municipal Government Act which the development agreement may be registered by way of caveat against the subject title. This Development Agreement will include provisions to construct access approached to each lot if the approaches do not meet municipal standard.
- 2. The applicant shall provide the MD of Lesser Slave River No. 124 with a report, from an agency accredited by the Alberta Safety Codes Council, showing:

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- a. the on-site sewage disposal system for the proposed lot complies with the requirements of the Alberta Private Sewage Standards of Practice and the Private Sewage Disposal Systems Regulation (AR 229/97 as it pertains to the requirements relating to lot size and distances between property lines, buildings, water sources and private sewage disposal systems ; or
 - b. a variance to the requirements has been approved; or
 - c. the relocation or replacement of the on-site sewage disposal system meeting the requirements of the Alberta Private Sewage Standards of Practice. All associated costs shall be the responsibility of the applicant.
3. That taxes are fully paid when final approval (endorsement) of the instrument effecting the subdivision is requested.
4. This conditional subdivision approval is valid for one year. If the developer cannot complete the conditions in this time frame, the developer shall apply for a subdivision time extension.

ROUNDTABLE

The Following was discussed:

- RMA
- Caveats
- The need to bring MC referrals to the TOSL MPC.

ADJOURNMENT

MOTION: MPC 017-25

Moved by D. Fulmore to adjourn the meeting at 3:10 p.m.

CARRIED

The next Municipal Planning Commission meeting is on **Tuesday, April 15, at 1:30 p.m.**

Development Authority

CHAIR



Lesser Slave River

Municipal Planning Commission

Subject:	Development Permit Application Discretionary Use
Date:	4/15/2025
Presented By:	Ann Åsfrid Holden, Planning & Development Officer
Attachments:	Application, maps

File Number	25-D-015
Land Use District	Community Facilities (CF)
Community:	Fawcett Lake
Legal Location	1422340; Unit 58 (NE-12-73-26-W4)
Applicant:	James Kasowski
Landowner(s):	Fawcett Lakeside Developments Inc.

PURPOSE:

To consider development permit application 25-D-015 for **Recreation Vehicle – Park Model with covered deck.**

BACKGROUND/APPLICATION DETAIL:

The application is for a unit located at Fawcett Lake Resort on the east side of Fawcett Lake. Fawcett Lake Resort is on a condominium plan, however all the units are owned by Fawcett Lakeside Developments Inc., so no board decision is needed to approve a development.

The application is for a 44’ X 12’ park model with a covered deck beside the trailer. The deck beside the trailer is 10’ X 30’.



Picture 1: The proposed park model

SITE ANALYSIS:

The geotechnical report from the time of subdivision noted that there is a high water table on the land where the resort is located. No basement is allowed within the resort due to the high water table and building foundations must be done according to the caveat.

- Servicing Type: Holding tank
- Soil type: top layer of sand /gravel with some silt, the next layer is clay with some sand, silt, medium plastic.
- Topography: Flat
- Wetland inventory: The lot has a wetland inventory as shown below.



Farmland inventory: Not applicable/ green zone
Flood risk: There is a risk of ice buildup along the shoreline in the wintertime.



Picture 3: The lot seen from the approach

RELEVANT LEGISLATION AND POLICY CONSIDERATIONS:

Municipal Development Plan

Section 7.1.2 All public recreation development shall be designed to fit into the surrounding natural landscape, particularly in terms of siting, scale and visual impact.

The proposed development is visually pleasing.

Section 2.6.9 The MD shall encourage and may support the efforts of public or private agencies in the acquisition, restoration, preservation, conservation or interpretation of historic resources in the MD

The developer must report any historical resources to the government.

Land Use Bylaw

Section 7.7 Community Facilities (CF) District

PURPOSE

Section 7.7.1 To accommodate a range of public and private uses which provide cultural, medical, social, religious, educational, government and recreational uses throughout the MD.

The uses in the Fawcett Lake Resort are exclusively recreational. A park model is normally designed for short term seasonal use; however, they can be winterized. The resort operates mainly in the summer months.

7.7.4 Development Regulations for development in the Community Facilities (CF) District:

REGULATION	PROVISION
1	Parcel Area (minimum) 360 m ² (3,875 ft ²)
2	Parcel Width (minimum) 7.5 m (24.6 ft)
3	Site Coverage (maximum) Fifty percent (50%)
4	Front Yard Setback (minimum)* 3 m (9.8 ft)
5	Rear Yard Setback (minimum)* 3 m (9.8 ft)
6	Side Yard Setback (minimum)* 1.2 m (3.9 ft)
7	Height (maximum) 10.6 m (34.7 ft)

*NOTE: REFER TO SECTION 8.2 FOR SETBACKS FROM ROADS
REFERENCE SECTIONS 8, 9 AND 10 FOR OTHER APPLICABLE REGULATIONS.

Section 7.7.5 Based off the nature of the development, the MD may require the applicant to enter into a road use agreement.

Assessment Criteria:

DISCRETIONARY USE <i>(use definitions can be found in Section 16)</i>	POSSIBLE ASSESSMENT CRITERIA											
	VISUAL APPEARANCE	TRAFFIC/ACCESS	NOISE	ODOR	LIGHT	DUST	VIBRATION	ENVIRONMENTAL	MUNICIPAL INFRASTRUCTURE	FISCAL	CUMULATIVE	SAFETY
Recreational Vehicle – Park Model	X	X				X		X	X		X	X

AGENDA ITEM #4.1

- Visual Impact: The recreational Vehicle – park model fits in size and look of the development on adjacent lots as it bridges the gap between cabins and RVs.



- Traffic Access: The lot has traffic access through MD roads and private resort roads.
- Dust: The speed limit within the resort is very low (10 km/hr), therefore the dust is limited within the resort. Added dust can be expected on municipal roads leading to the resort as the development may bring additional cars to the MD.
- Environmental: The landowner of Fawcett Lake Resort lots like the use of park models due to the ease of removing the park model if necessary. They are popular with people who want to set up a long term vacation spot, because of the full size bathroom and large kitchen compared to RV living. Because of the design that makes the park model moveable and light weight on the roads, they do not last very long or hold up under serious wear and tear. ¹
- Municipal Infrastructure: Bringing in the Park Model requires a road permit to protect the MD roads.
- Cumulative: The resort is slowly moving from almost purely RVs to more long term tenants who develop more comfortable recreational units.
- Safety: The lot is adjacent to the lake and windstorms occur on the lot. The park model should be properly anchored to withstand wind gusts.

BENEFIT/RISKS:

The risk and benefit is limited for this development.

FINANCIAL IMPLICATION:

This development has a limited financial implication for the municipality.

¹ <https://rvlife.com/park-model-rv/>

PUBLIC ENGAGEMENT LEVEL/REFERRALS:

The application was not referred to adjacent landowners (crown land and same landowner). The application was referred to internal departments on March 27, 2025.

RECOMMENDED MOTION:

That the Municipal Planning Commission APPROVE Development Permit Application 25-D-015 for **Recreational Vehicle – Park Model with Covered Deck** with the following conditions:

1. Must meet minimum setback of:

Front Yard - 3 meters (9.8 feet) from property line

Side Yard - 1.2 meters (3.9 feet) from property line

Rear Yard - 3 meters (9.8 feet) from property line

NOTE: A minimum setback of 30 m (100 ft) shall be provided for all buildings from the top of bank of any watercourse, from the top of the ravine or other topographical feature in which a watercourse is located, or from any water body.

2. Principal building height shall not exceed 10.6 meters (34.8 feet).

3. The developer is responsible for ensuring that all relevant onsite utilities (water, sewer, telephone, gas, power, etc.) are secure before commencing excavation and construction.

4. Prior to the commencement of construction, the Municipal District of Lesser Slave River No. 124 and the Province of Alberta require that all developers obtain Building Permits, Plumbing Permits, Gas Permits, Electrical Permits, and Private Sewage and Disposal System Permits prior to the construction or location of a building. The developer shall contact certified building inspectors to obtain all relevant permits and upon issuance, shall provide a copy to the Municipal District immediately.

5. All modular homes must have the appropriate provincial and/or federal certification. If a particular modular home has been damaged or structurally altered, the modular home shall be certified as safe by an accredited engineer.

6. The relocation of any building shall meet the Alberta Building Code and any applicable safety code standard.

7. It shall be the responsibility of the owner to place the modular home on a permanent foundation or base in accordance with the requirements of the Alberta Safety Codes Act.

8. All decks greater than 0.6 m (2 ft) in height shall be attached to either the principal building or accessory building/structure. In no instance shall a deck be permitted to be attached to a recreational vehicle.

9. Decks shall remain uncovered and unenclosed; if they do become covered and enclosed, they shall be considered an addition to the principal building or an accessory structure and shall be required to meet all applicable regulations in their district and the Alberta Building Code.

10. Any exterior lighting shall be directed so that the area illuminated is contained entirely within the site.

11. The developer must ensure that proper permits are obtained for hauling oversize weight loads on any Municipal Roadway in conjunction with this project. Please contact Road Data at <https://www.roadata.com> for a road weight control special permit.
12. If the Development Permit has been appealed to the Intermunicipal Subdivision and Development Appeal Board or the Lands and Property Rights Tribunal, the Development Permit will be valid for a 12-month period starting from the date of decision by the board hearing the appeal and in accordance with all conditions placed on it by the board.
13. If the Development Permit has been appealed to the Intermunicipal Subdivision and Development Appeal Board or the Lands and Property Rights Tribunal, the development shall not commence until after the board of appeal has rendered a decision.
14. No other buildings or use are allowed on this lot without municipal authorization.
15. The developer is encouraged to FireSmart buildings and properties to guard against wildfires. For more information, go to <https://livefiresmart.ca/> OR <https://firesmartcanada.ca/>.
16. The developer must obtain any and all necessary permits and approvals from any and all other regulatory bodies which may have jurisdiction over this proposal. PLEASE NOTE: This land has historical resource value 3. According to the Historical Resources Act, the discovery of archaeological resources is to be reported to Darryl Berezuk, Director, Archaeological Survey, at 780-431-2316 (toll free by first dialing 310-0000) or darryl.berezuk@gov.ab.ca.
17. The developer shall keep site clean and orderly.
18. The Development Permit is valid for a 12-month period starting from the Date of Decision.
19. The development shall not commence until 21 days after the Date of Decision.
20. The development will be carried out in accordance with the approved application, approved plans and all the conditions contained in this Development Permit Notice of Decision.
21. This permit does not excuse any violation of any regulation or act which may affect the proposed project.
22. Any appeal of this decision lies to the Intermunicipal Subdivision and Development Appeal Board pursuant to section 685(2.1) of the Act.

ALTERNATIVE MOTION:

- a) Postpone application 25-D-015 for **Recreational Vehicle – Park Model with Covered Deck** to request additional information or request changes to the application before a decision is rendered.
- b) Refuse application 25-D-015 for **Recreational Vehicle – Park Model with Covered Deck**, due to archeological resource concerns.

Prepared By: Ann Åsfrid Holden, Planning & Development Officer
Reviewed By: Sandra Rendle, Associate Director, Legislative Services
Approved By: Chris Valaire, Assistant Chief Administrative Officer



**Lesser Slave River
Planning & Development**

DEVELOPMENT PERMIT APPLICATION

Application No.:

I/We hereby make application under provisions of the Land Use Bylaw for a Development Permit in accordance with the plans and supporting information submitted herewith and form part of this application.

Form Received:

I/We understand that this application must contain the following:

STRUCTURE INFORMATION:		SITE INFORMATION:		BUILDING PLANS OUTLINING:	
<input checked="" type="checkbox"/> Proposed Structure	<input checked="" type="checkbox"/> Proposed Use	<input checked="" type="checkbox"/> Site Plan (page 4)	<input checked="" type="checkbox"/> Size	Floor Plan	
<input checked="" type="checkbox"/> Existing Structure	<input checked="" type="checkbox"/> Existing Use	Setbacks	<input checked="" type="checkbox"/> Height	Exterior Finishes	

APPLICANT NAME:

POSTAL ADDRESS: _____ **POSTAL CODE:** _____

HOME NUMBER: _____ **CELL NUMBER:** _____

Complete if different from applicant:

REGISTERED LANDOWNER NAME:
Fawcett Lakeside Developments Inc.

POSTAL ADDRESS: _____ **POSTAL CODE:** _____
Box 99, Smith, AB T0G 2B0

HOME NUMBER: _____ **CELL NUMBER:** _____
780-829-2357 (messages only) 587-877-0746

LAND LOCATION: Lot 58
Fawcett Lake Resort
731024 Rge Rd 260
MD of Lesser Slave River #124, Alberta

142 2340
Plan

Lot 58 Block _____
Legal Unit

TOTAL NUMBER OF:
7200 sq ft (Approx)
_____ Acres

DESCRIBE THE EXISTING DEVELOPMENTS ON THE LAND:
2 Sheds
1 out house
1 RV Trailer



Lesser Slave River
Planning & Development

DEVELOPMENT PERMIT APPLICATION | SECTION 2

Application No.:

DESCRIBE THE PROPOSED DEVELOPMENT:
Placing 44' x 22' park model trailer on lot with future development of covered deck beside the trailer 10' x 30'. Deck #2 20' x 16'

DESCRIBE THE PROPOSED USE:
Recreational Property

IF DEVELOPMENT / USE INVOLVES CONSTRUCTION:

Building Size: 828 sqft / 320 sqft sq. m. sq. ft. Metres Feet

Height (grade to peak): 14'-0" < 12ft Metres Feet

Roofing Material: Shingles - Asphalt / tin Metres Feet

Front Yard Setback to Property Line: > 100 Metres Feet

Smallest Side of Yard Setback to Property Line: 10 Metres Feet

Start Date: 2025

Length x Width: 44' x 22' Metres Feet

Deck #2 20' x 16' Metres Feet

Siding Material: Vinyl Siding / n/a Metres Feet

Rear Yard Setback to Property Line: > 25 Metres Feet

Estimated Cost of Project: \$ 130,000 within \$5000

Estimated Completion: 2025/2026 (year)

Is this Application for the Principal or Secondary Use on this Parcel? (please check one) Principal Secondary

Is the Development Within 1/2 mile of a Provincial Highway? Yes No

If yes, Highway #:

If yes, a Roadside Development Permit is Required from Alberta Transportation. Provided? Yes No

Does the Subject Land Contain an Oil or Gas Facility or Pipeline? Yes No

Does the Subject Land Contain a Water Body or River? Yes No

If yes, Name: Property is within 300 meters of Fawcett Lake

Is the Development Near Slopes of 15% or Greater? Yes No Area allows for cross-lot drainage

Type of Sewage System: Holding Tank (septic field, holding tank, open discharge, lagoon, municipal servicing)

Lake Front

I/WE HEREBY DECLARE THAT THE ABOVE INFORMATION IS, TO THE BEST OF MY/OUR KNOWLEDGE, FACTUAL AND CORRECT.
NOTE: Registered Owner's signature is required if different from applicant.

Signature of Applicant _____
Signature of Registered Landowner (Fawcett Lakeside Development Inc.) _____

Date March 16, 2025
Date March 17, 2025

FOR ADMINISTRATIVE USE

Land Use Classification:

Fee Enclosed: Yes No Amount:

Receipt No.:



Lesser Slave River
Planning & Development

DEVELOPMENT PERMIT APPLICATION | SITE PLAN



(see attached lot plan)

Note: The location sketch must be completed. Please indicate the following items on the sketch: access/approaches, set backs, water bodies, right of ways, and provide the dimensions of the sides, front, back, and height. Should the space provided be insufficient when answering any of the above questions, please attach a list of additional information.

LEGAL LAND DESCRIPTION:
 Lot 58
 Fawcett Lake Resort
 731024 Rge Rd 260
 MD of Lesser Slave River #124, Alberta

142 2340
 Block Plan
 Legal Unit
 March 17, 2025

Signature of Registered Landowner *Carly*
 (Fawcett Lakeside Development Inc.)

Date _____



**Lesser Slave River
Planning & Development**

DEVELOPMENT PERMIT APPLICATION | RIGHT OF ENTRY

Please complete the following right-of-entry form and include it with your Development Permit Application.

Right of Entry for an Authorized Person of the Municipal District of Lesser Slave River No. 124 for the Purposes of a Site Inspection of the Land Affected by the Proposed Permit Application.

X I DO

I DO NOT

give consent for an authorized person of the Municipal District of Lesser Slave River No. 124 to enter upon the land that is subject to the application for the purposes of making a site inspection in order to evaluate the proposed application and monitor its compliance.

LAND LOCATION:
 Lot 58
 Fawcett Lake Resort
 731024 Rge Rd 260
 MD of Lesser Slave River #124, Alberta

58 142 2340
 Lot Block Plan
 Legal Unit

Applicant Name (please print) _____
 Signature of Applicant _____

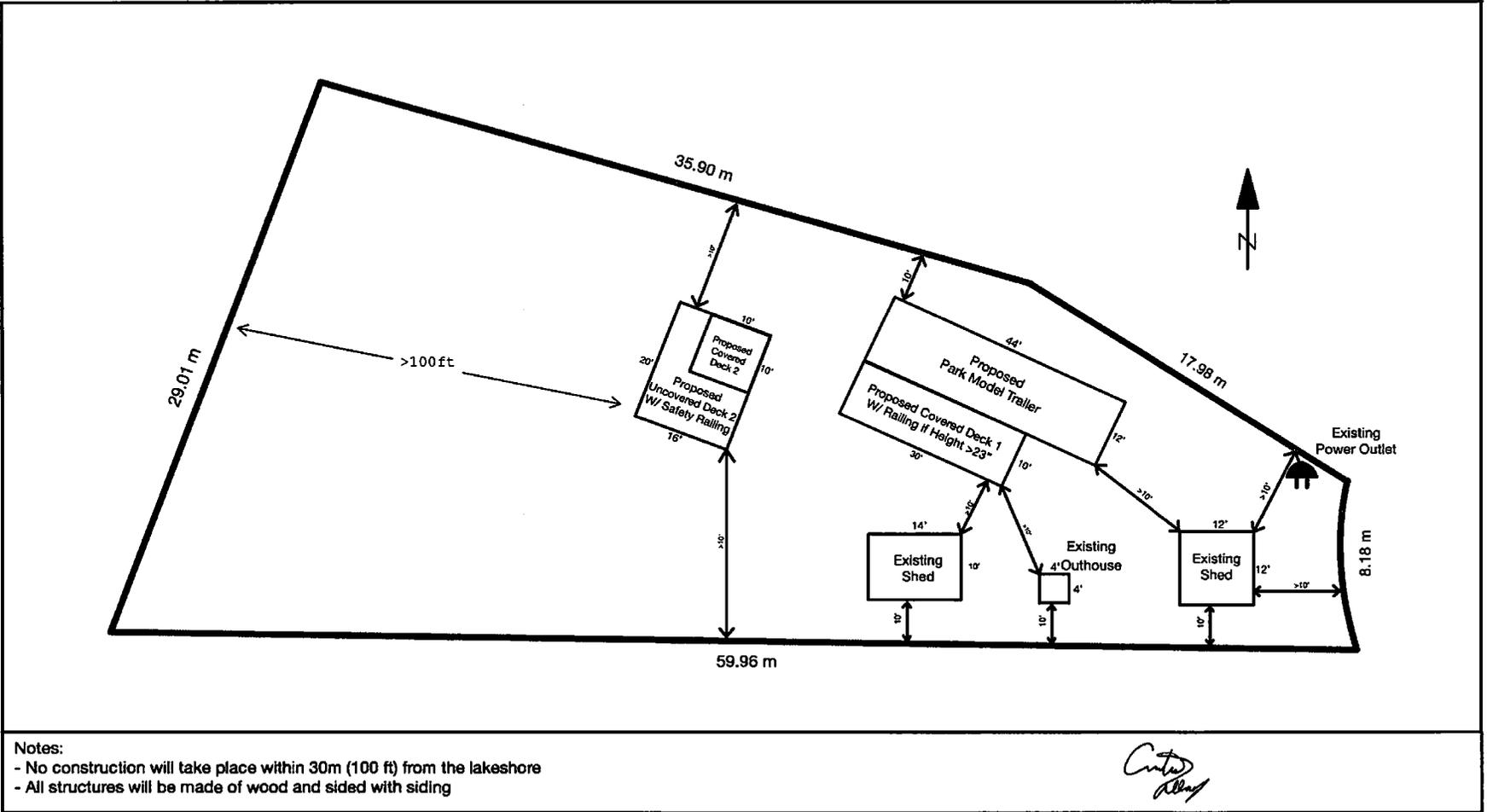
Date March 16, 2025

Once completed and signed, all applications must be submitted (email is acceptable) to Fawcett Lake Resort management for final approval and for the registered land owner signature. Approved applications will be forwarded to the Municipal District for processing and the applicant will be notified to send payment of the fee (no GST) to the address below:



Municipal District of Lesser Slave River no.124
 Box 722
 Slave Lake, AB
 T0G 2A0

Fawcett Lake Resort - Lot 58 Development Plan



Notes:

- No construction will take place within 30m (100 ft) from the lakeshore
- All structures will be made of wood and sided with siding



Municipal District of
Lesser Slave River 124

DEVELOPMENT PERMIT 25-D-015

Location - East Fawcett Lake



- Area of Interest
- Cadastre
- MD Boundary
- MUNICIPAL ROAD

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0 40 80 m

Scale - 1 : 3,000

Map Print Date : April 10, 2025



Government of Alberta ■
Culture and Community Spirit

Historic Resources Management
Old St. Stephen's College
8820 – 112 Street
Edmonton, Alberta T6G 2P8
Canada
Telephone: 780-431-2300
www.culture.alberta.ca

September 14, 2010

Project File: 4835-09-110; 2010-085

Mr. Cliff Kelsey
AECOM Canada Limited
17007 107 Avenue NW
Edmonton, Alberta
T5S 1G3

Dear Mr. Kelsey:

SUBJECT: FAWCETT LAKESIDE DEVELOPMENTS INC.
FAWCETT LAKE RESORT
PROPOSED BARE LAND CONDOMINIUM DEVELOPMENT
WITHIN THE E ½ OF SECTION 12, TOWNSHIP 73, RANGE 26, W4M
STAGE 1 ARCHAEOLOGICAL STUDIES – GhPI-1
INTERIM REPORT, ARCHAEOLOGICAL RESEARCH PERMIT 2010-085

Staff of the Historic Resources Management Branch (HRMB) of Alberta Culture and Community Spirit has received an interim report from The Archaeology Group discussing the results of the required Historic Resources Stage 1 studies that they have completed at archaeological site GhPI-1 for the captioned project.

Based on the results of the Stage 1 studies, staff of the HRMB have indicated that there are no further requirements for that portion of archaeological site GhPI-1 that is located within the proposed development area. However, the remaining portion of the site that is located in the proposed Environmental Reserve is considered to be of archaeological significance.

Historical Resources Act Clearance/Requirements

Fawcett Lakeside Developments Inc is granted *Historical Resources Act* clearance to proceed with development in that portion of archaeological site GhPI-1 that is located in the proposed development area as outlined in the captioned interim report (Figure 3, attached). Clearance has already been issued for the remainder of the project area.

However, the remainder of site GhPI-1 that is located in the adjacent Environmental Reserve immediately to the west of the captioned development is considered to be significant and must be avoided by any type of ground disturbance activities. Staff of the HRMB will be discussing various means of protecting this portion of the site with staff of the Municipal District of Lesser Slave River No. 124. To this end I would also ask that Fawcett Lakeside Developments Inc. consider placing a statement in the Condominium by-laws for this development indicating that ground disturbance activities will not be permitted in the Environmental Reserve. Staff of the HRMB would be pleased to discuss this with representatives of Fawcett Lakeside Developments Inc.

...cont.



Mr. Cliff Kelsey
September 14, 2010
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Should you have any questions regarding the above, please contact Barry Newton at (780) 431-2330, (Historic Resources Management Branch, 8820 - 112 Street, Edmonton, Alberta, T6G 2P8), fax (780) 422-3106 or by e-mail at barry.newton@gov.ab.ca.

On behalf of Alberta Culture and Community Spirit, I would like to thank you and representatives of Fawcett Lakeside Developments Inc. for your cooperation in our endeavour to conserve Alberta's past.

Sincerely,



David Link, PhD
Executive Director

Attachment

cc: Walt Kowal, The Archaeology Group
Cedric Gerrard, Planning and Development Officer, M

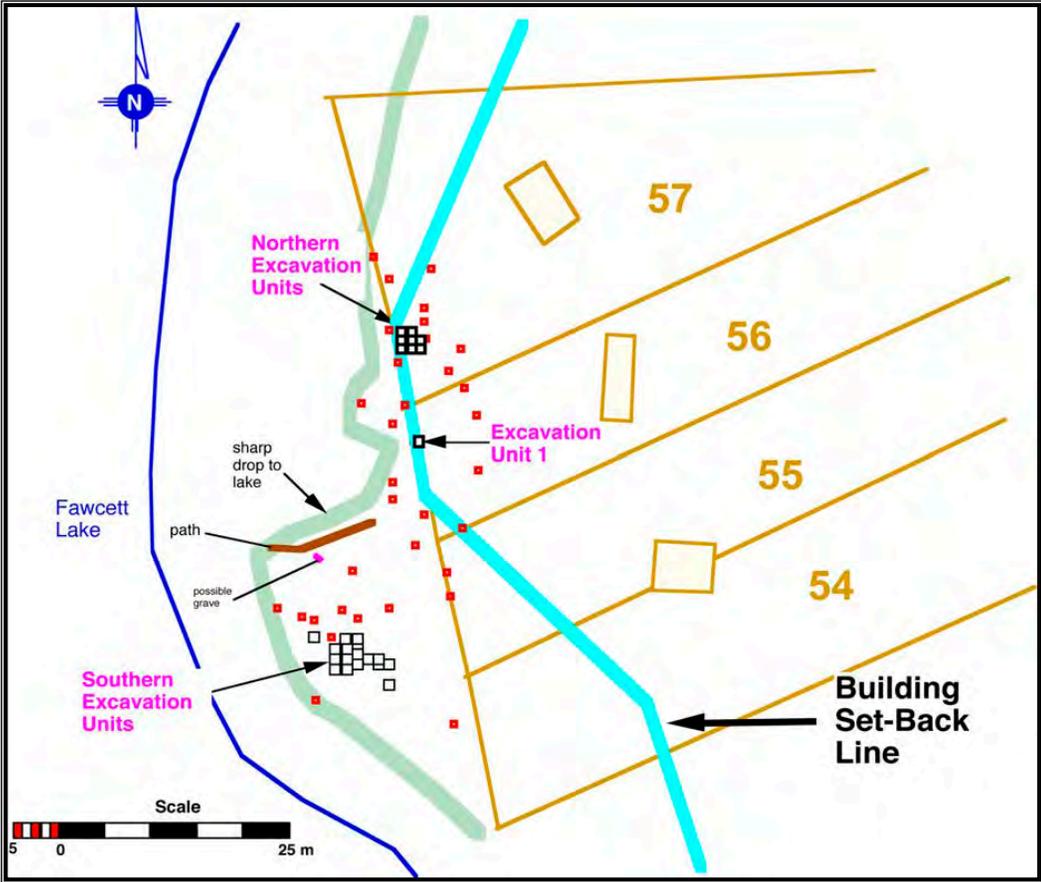


Figure 18. Sketchmap showing the location of the Stage One Excavation Units and the position of the Building Set-Back line. It is recommended that no subsurface disturbance be permitted in the area west of the Set-Back line in Units 54 to 57 and that a caveat be placed in the Condominium Plan bylaw to preserve the remaining parts of site GhPI-1.